

**Proposed Amendments to Chapter 112 (Zoning Ordinance)  
of  
The Code of the County of Fairfax, Virginia**

*This proposed Zoning Ordinance amendment is based on the Zoning Ordinance in effect as of November 21, 2005 and there may be other proposed amendments which may affect some of the numbering, order or text arrangement of the paragraphs or sections set forth in this amendment, which other amendments may be adopted prior to action on this amendment. In such event, any necessary renumbering or editorial revisions caused by the adoption of any Zoning Ordinance amendments by the Board of Supervisors prior to the date of adoption of this amendment will be administratively incorporated by the Clerk in the printed version of this amendment following Board adoption.*

**Amend Article 17, Site Plans, Part 1, General Requirements Sect. 17-107, Notice Required, by revising Par. 1 to read as follows:**

1. Except as qualified below, any person who submits a site plan or site plan revision shall submit written proof of notification to all owners of property ~~abutting and immediately across the street from~~ wholly or partially within 500 feet of the subject property and at least one homeowners' or civic association within the immediate vicinity as approved by the Director. Such notice shall include notice to owners of properties ~~abutting and immediately across the street~~ wholly or partially within 500 feet of the subject property which lie in an adjoining county or municipality. If there are fewer than twenty-five (25) different owners of property ~~abutting and immediately across the street from~~ wholly or partially within 500 feet of the subject property, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to not less than twenty-five (25) different property owners.

Notice shall be sent to the last known address of the owner(s) as shown in the current real estate assessment files and shall be sent by certified mail, return receipt requested. Notice to homeowners' or civic associations shall be sent to the address kept on file by the County Office of Public Affairs, or if none is on file, to the registered address kept on file with the State Corporation Commission. All written notice required by this Paragraph shall include the ~~information listed in Par. 5 below, other than the date posted, and~~ following information:

- A. Tax map reference number and street address.
- B. Plan name.
- C. Site plan number.
- D. Address and telephone number of the County office where the site plan may be reviewed or to which questions may be directed.

- 1        E. Description of the proposed development including the type of use, number of  
2        dwelling units, gross floor area and floor area ratio for non-residential uses, area in  
3        acres, density for residential uses and the amount of open space provided.  
4  
5        F. Description of the location of the proposed development including the name of the  
6        nearest road, the side of the road on which the project is located, identification of  
7        the nearest existing road intersection, and the estimated distance from that  
8        intersection.  
9  
10       G. A statement that the proposed construction may alter storm drainage from the site.  
11  
12       H. Name, address and telephone number of a representative of the applicant.  
13  
14       I. A reduction of the plan or plat showing the proposed development at a scale of one  
15       inch equals five hundred feet (1" = 500'), or larger on 8 1/2" x 11" sheet(s).  
16

17       Such notices shall state that: (a) changes and corrections to the site plan may occur  
18       prior to approval; (b) any persons wishing to comment on the plan should submit  
19       comments to the County office identified in the notice; (c) any persons wishing to be  
20       notified of the approval of the plan should submit a written request to that effect to the  
21       County office identified in the notice; and (ed) the site plan is subject to approval thirty  
22       (30) days after the postmark date of the notice, unless releases are executed by all  
23       property owners required to be notified, in which case the plan may be approved sooner  
24       than thirty (30) days after the postmark date. A copy of such notice shall also be sent by  
25       the Director to the Board Member in whose district the subject property is located at the  
26       time of the plan submission.

27       No site plan shall be approved within thirty (30) days following the postmark date  
28       on the white receipts for the certified mailings, unless releases are executed by all  
29       property owners required to be notified, in which case the plan may be approved sooner  
30       than thirty (30) days after the postmark date on the white receipts for the certified  
31       mailings. The original executed releases shall be submitted to the Director on standard  
32       forms available from the Director.